172.0	0010	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,009,500 / 1,009,500
					USE VALUE:	1,009,500 / 1,009,500
					ASSESSED:	1,009,500 / 1,009,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-6	WEST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETTIT BEVELYN K--ETAL
Owner 2:	HOEY WILLIAM B JR
Owner 3:	
Street 1:	11 RUSSET LANE
Street 2:	
Twn/City:	LYNNFIELD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01940 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,045 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1909, having primarily Vinyl Exterior and 3354 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8045.000	546,600		462,900	1,009,500
Total Card	0.185	546,600		462,900	1,009,500
Total Parcel	0.185	546,600		462,900	1,009,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.98 | /Parcel: 300.9

Legal Description

User Acct

114575

GIS Ref

GIS Ref

Insp Date

11/25/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0010-0003.0

!13377!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	546,400	0	8,045.	462,900	1,009,300	1,009,300	Year End Roll	12/18/2019
2019	104	FV	440,700	0	8,045.	462,900	903,600	903,600	Year End Roll	1/3/2019
2018	104	FV	440,700	0	8,045.	410,000	850,700	850,700	Year End Roll	12/20/2017
2017	104	FV	412,700	0	8,045.	343,900	756,600	756,600	Year End Roll	1/3/2017
2016	104	FV	412,700	0	8,045.	343,900	756,600	756,600	Year End	1/4/2016
2015	104	FV	342,500	0	8,045.	297,600	640,100	640,100	Year End Roll	12/11/2014
2014	104	FV	342,500	0	8,045.	287,700	630,200	630,200	Year End Roll	12/16/2013
2013	104	FV	356,600	0	8,045.	273,800	630,400	630,400		12/13/2012

PRINT

Date	Time
12/11/20	03:20:47

LAST REV

Date	Time
09/14/09	10:52:23

hchinal

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13377

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETTIT BEVELYN	22602-567		11/10/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	114575
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2009	693	Manual	5,000					
9/22/2004	905	Re-Roof	8,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2008	Meas/Inspect	336	PATRIOT
1/26/2000	Inspected	264	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8045		Sq. Ft.	Site		0	70.	0.82	8									462,943						462,900	

Total AC/HA: 0.18469 | Total SF/SM: 8045 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 462,943 | Spl Credit | Total: 462,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	3 - Concrete		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.96305901
Const Adj.:	1.02989697
Adj $ / SQ:	158.696
Other Features:	116500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	792111
Depreciation:	245554
Depreciated Total:	546556

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	6	3	
Totals			
2	13	7	

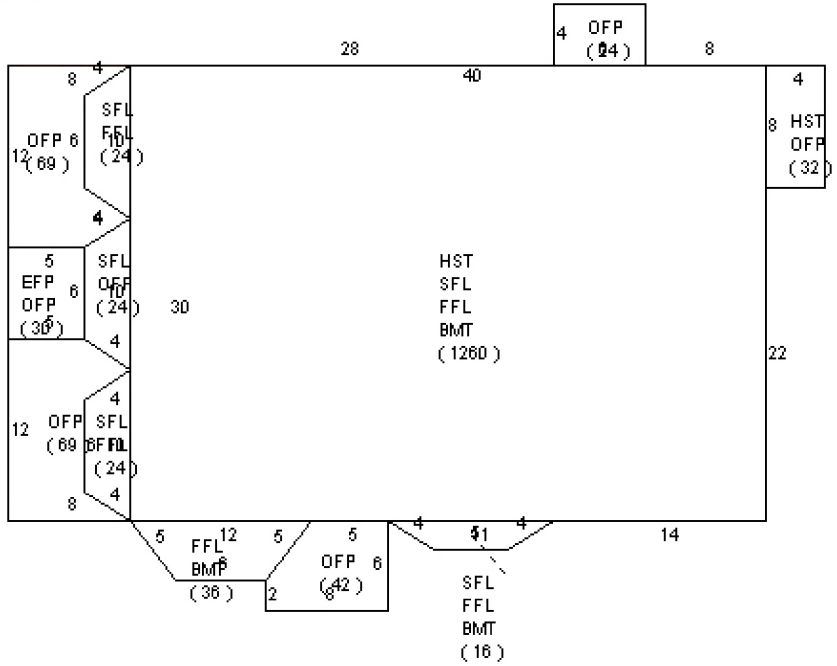
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.57
Special Features:	0	Val/Su Net:	109.63
Final Total:	546600	Val/Su SzAd	162.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,360	158.700	215,827
SFL	Second Floor	1,348	158.700	213,923
BMT	Basement	1,312	47.610	62,463
HST	Half Story	646	158.700	102,518
OFP	Open Porch	290	22.850	6,627
EFP	Enclos Porch	30	74.770	2,243

Net Sketched Area:	4,986			Total:	603,601
Size Ad	3354	Gross Are	5632	FinArea	3354

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

172.0-0010-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	